



T-47 vs. T-47.1: Existing Survey Declarations

A practical guide to the Texas affidavit and declaration used with an existing survey.

T-47 — affidavit

The T-47 is a Residential Real Property Affidavit and includes notarization. It asks the signer to identify the property and prior survey and disclose specified changes affecting the property since the survey date.

T-47.1 — declaration in lieu of affidavit

The T-47.1 is an unsworn declaration that may be used in lieu of the T-47 affidavit under Texas Civil Practice and Remedies Code §132.001. TDI lists both forms as effective November 1, 2024.

Key information on T-47.1

- Date, title-company file number, declarant, property description, county, and date of survey.
- The declarant's basis for knowledge of the property.
- Disclosure of listed changes since the survey date, including construction, boundary changes, nearby boundary construction, conveyances, replats, easements, or dedications.
- An exception area where changes are identified instead of stating "None."

Agent workflow

- Confirm the contract calls for an existing survey and the accompanying affidavit/declaration.
- Provide the current form requested by the title company or brokerage system.
- Have the person with actual knowledge complete factual statements.
- Deliver the survey and form within the contract timeline.
- If the prior survey is unacceptable or changes require a new survey, follow the contract and title-company requirements.

Need further assistance? Contact your broker or Broker Rochelle Fitzgerald | 281-948-7161 | office@fitzandcorealestate.com

For educational purposes only. Agents should verify current forms and consult with their broker when needed.